

REQUEST FOR COUNCIL ACTION

MEETING

DATE: 01-05-04

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AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. E-14
ITEM DESCRIPTION: Final Plat #03-41 to be known as Stonehedge Townhomes Third CIC #242 by Sherm Stofflet. The applicant is proposing to re-subdivide Outlot A, Stonehedge Townhomes CIC #202 into 46 lots for single family attached housing and 1 lot for common space. The property is located north of East Circle Drive, south of Stonehedge Estates Subdivision and along the west side of Stonehedge Drive NE.		PREPARED BY: Mitzi A. Baker, Senior Planner

December 29, 2003

Planning Department Review:

The number of existing platted lots in the Stonehedge development is currently at the limit for the number of vehicle trips utilizing one access. There are, however, a number of undeveloped lots within the existing plats, though there are no more townhome lots available. The developers have requested approval of this Plat with the understanding that they would coordinate with the City to monitor the number of lots for which permits are requested/issued, so as not to exceed the 1,200 trip limit prior to completion of a second access. We have been informed that their goal is to permit additional townhome development prior to completion of the second access and that they are willing to shift the available vacant single family lot trips to the townhomes in order to achieve this goal. Stonehedge has identified a second access, which will connect with Northland Place in the Viking Hills development. The developer is planning to construct this second access in the spring of 2004 and is willing to formalize their responsibility to complete this roadway in a Development Agreement. Additionally, City Administration has agreed to coordinate with the developer or consultant to monitor the number of permits issued within the Stonehedge development to assure that the trip limit of 1,200 trips for one access (64.127, 10) is not exceeded.

The Planning Staff has reviewed the submitted final plat in accordance with the Rochester Zoning Ordinance and Land Development Manual and would recommend approval of this final plat subject to the following conditions / modifications:

- 1. A Development Agreement has been executed for this Property. Execution of an amendment to the Development Agreement is required prior to recording the Final Plat. Said amendment shall address: the Owner's obligations to limit the total number of permits requested prior to completion of the second access; to construct the second access within a specified time frame, to provide surety that the work is completed by the specified date; to dedicate easements to permit public use of the second access.***
- 2. Pedestrian facilities (concrete sidewalk) is required concurrent with development, along the entire frontage of Stonehedge Drive NE.***
- 3. A Storm Water Management Fee will apply for the benefit of participation in the City's Storm Water Management Plan, for any areas of this proposed development that do not drain to an existing privately constructed permanent detention facility, built to serve this property.***
- 4. A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the December 30, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.***

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____



Council Action Needed:

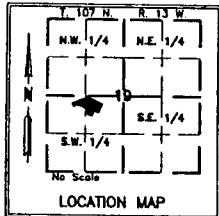
1. *A resolution approving the plat can be adopted.*

Distribution:

1. City Administrator
2. City Clerk
3. City Attorney
4. Planning Department File
5. Applicant:: This item will be considered sometime after 7:00 p.m. on Monday, January 5, 2004 in the Council Chambers at the Rochester / Olmsted County Government Center.
6. Yaggy Colby Associates



0 25 50 100
SCALE IN FEET



STONEHEDGE TOWNHOMES THIRD COMMON INTEREST COMMUNITY NUMBER 242



**YAGGY
COLBY
ASSOCIATES**

ENGINEERS ARCHITECTS
SURVEYORS PLANNERS
LANDSCAPE ARCHITECTS
P12 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
TEL 781-591-1100
FAX 781-591-1100
WWW.YAGGYCOLBY.COM

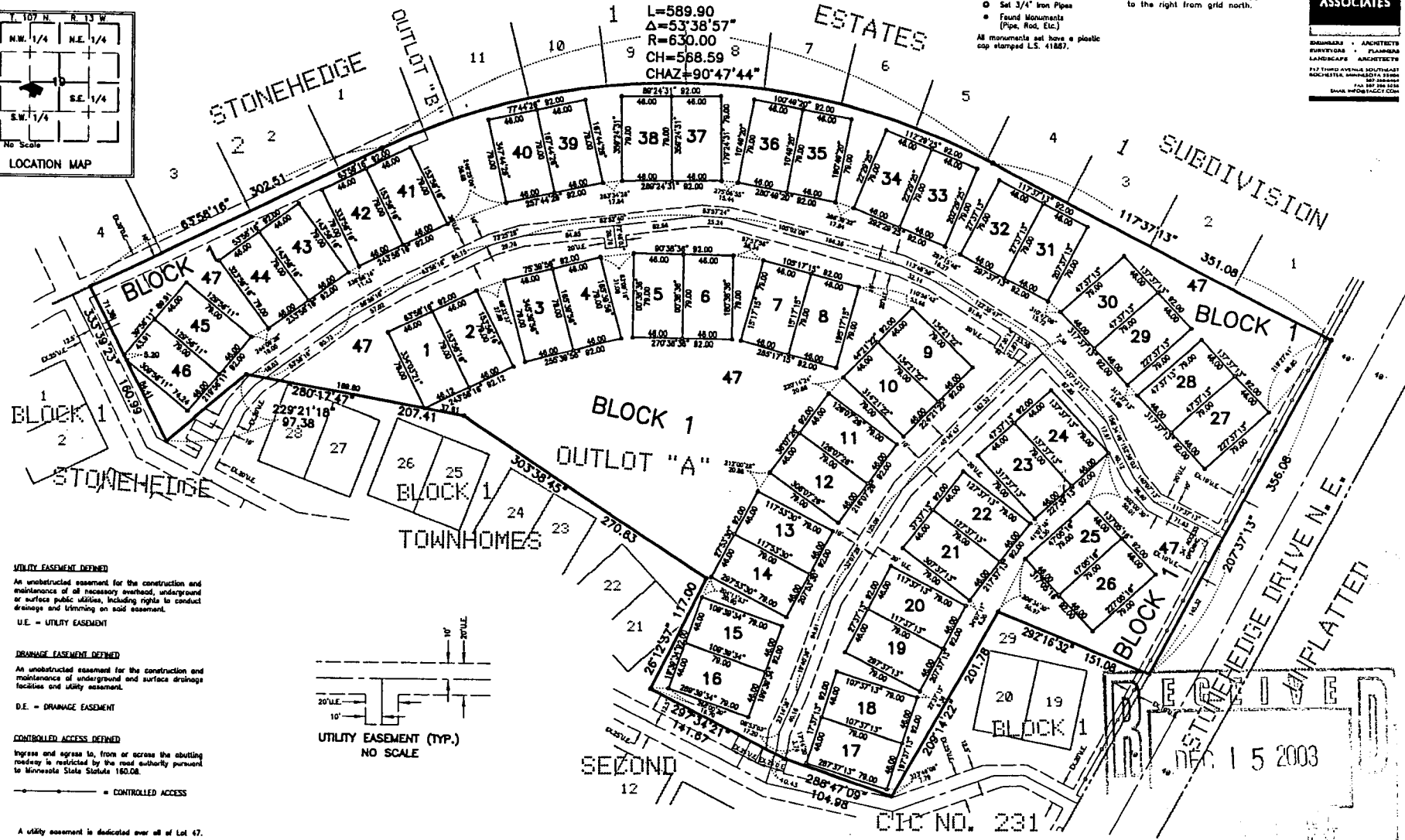
MONUMENTS
• Set 1/2" Rebars
• Set 3/4" Iron Pipes
• Found Monuments
(Pipe, Rod, Etc.)
All monuments set have a plastic
cap stamped L.S. 41887.

BEARINGS
Bearings are Minnesota State
Plane Grid Azimuths measured
to the right from grid north.

L=589.90
Δ=53°38'57"
R=630.00
CH=588.59
CHAZ=90°47'44"

ESTATES

SUBDIVISION



UTILITY EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and brining on said easement.

U.E. = UTILITY EASEMENT

DRAINAGE EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

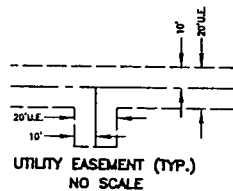
D.E. = DRAINAGE EASEMENT

CONTROLLED ACCESS DEFINED

Ingress and egress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.

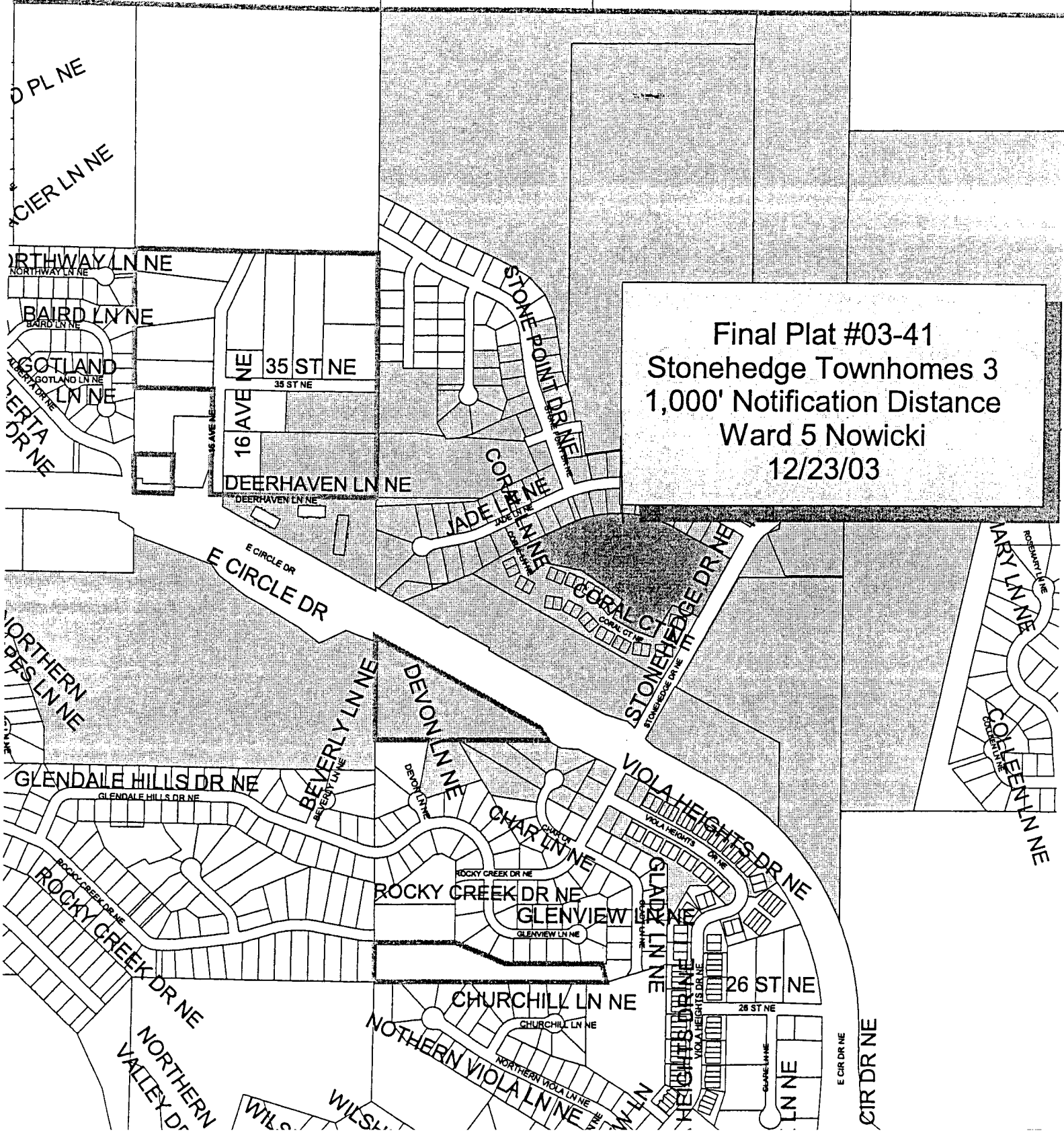
— = CONTROLLED ACCESS

A utility easement is dedicated over all of Lot 47.

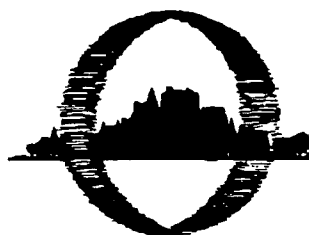


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Final Plat #03-41
Stonehedge Townhomes 3
1,000' Notification Distance
Ward 5 Nowicki
12/23/03

**ROCHESTER-OLMSTED PLANNING DEPARTMENT**

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF

Olmsted

www.olmstedcounty.com/planning

**TO: Rochester Common Council****FROM: Mitzi A. Baker, Senior Planner****DATE: December 29, 2003**

RE: Final Plat #03-41 to be known as Stonehedge Townhomes Third CIC #242 by Sherm Stoflet. The applicant is proposing to re-subdivide Outlot A, Stonehedge Townhomes CIC #202 into 46 lots for single family attached housing and 1 lot for common space. The property is located north of East Circle Drive, south of Stonehedge Estates Subdivision and along the west side of Stonehedge Drive NE.

Planning Department Review:**Applicant/Owner:**

Sherm Stoflet
Countryside Builders
P.O. Box 776
Byron, MN 55920

Surveyors/Engineers:

Yaggy Colby Associates
717 3rd Avenue SE
Rochester, MN 55904

Referral Comments:

1. Rochester Public Works Department
2. Rochester Park & Recreation Department
3. Fire Department
4. Planning Department – GIS Division

Report Attachments:

1. Referral Comments (4 Letters)
2. Copy of Final Plat
3. Location Map

Plat Data:**Location of Property:**

This plat is located north of East Circle Drive, south of Stonehedge Estates Subdivision and along the west side of Stonehedge Drive NE.

Zoning:

The property is zoned R-1x (Mixed Single Family Extra) district on the City of Rochester Zoning Map.



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Stonehedge Townhomes Third CIC #242
December 31, 2003

Proposed Development:

The applicant is proposing to re-subdivide Outlot A, Stonehedge Townhomes CIC #202 into 46 lots for single family detached housing and 1 lot for common space.

Roadways:

There are no new roadways being dedicated with this Plat.

Execution of an amendment to the Development Agreement is required prior to recording the Final Plat. Said amendment shall address the Owner's obligations regarding a second access for this development.

Pedestrian Facilities:

Pedestrian facilities (concrete sidewalk) is required concurrent with development, along the entire frontage of Stonehedge Drive NE.

Wetlands:

Minnesota Statutes now require that all developments be reviewed for the presence of wetlands or hydric soils. The Soils Survey does not indicate hydric soils within this Plat.

Drainage:

Grading and Drainage Plans have been approved, by the City Public Works Department.

A Storm Water Management Fee will apply for the benefit of participation in the City's Storm Water Management Plan, for any areas of this proposed development that do not drain to an existing privately constructed permanent detention facility, built to serve this property.

Public Utilities:

Final utility plans have been approved. A City-Owner Contract has been executed for the public utilities required for this CIC Development.

Spillover Parking:

As per Section 63.426 of the LDM, all residential development must provide spillover parking for service vehicles and visitors. This development requires 56 spillover parking stalls. It appears as though the additional parking can be accommodated on the roadways and most likely within private driveways, as well.

Parkland Dedication:

The City Park and Recreation Department recommends that dedication requirements be met via: Deferred parkland dedication for this plat has been met via the July 15, 2002 approval of Stonehedge Townhomes CIC 202.

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Stonehedge Townhomes Third CIC #242
December 31, 2003

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Preliminary Plat:

This Plat does not dedicate right-of-way for any new roadways. A Preliminary Plat was not required for this Final Plat.

Planning Staff and Recommendation:

The number of existing platted lots in the Stonehedge development is currently at the limit for the number of vehicle trips utilizing one access. There are, however, a number of undeveloped lots within the existing plats, though there are no more townhome lots available. The developers have requested approval of this Plat with the understanding that they would coordinate with the City to monitor the number of lots for which permits are requested/issued, so as not to exceed the 1,200 trip limit prior to completion of a second access. We have been informed that their goal is to permit additional townhome development prior to completion of the second access and that they are willing to shift the available vacant single family lot trips to the townhomes in order to achieve this goal. Stonehedge has identified a second access, which will connect with Northland Place in the Viking Hills development. The developer is planning to construct this second access in the spring of 2004 and is willing to formalize their responsibility to complete this roadway in a Development Agreement. Additionally, City Administration has agreed to coordinate with the developer or consultant to monitor the number of permits issued within the Stonehedge development to assure that the trip limit of 1,200 trips for one access (64.127, 10) is not exceeded.

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4. ***A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the December 30, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.***

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ROCHESTER PARK AND RECREATION DEPARTMENT
201 FOURTH STREET SE
ROCHESTER MINNESOTA 55904-3769
TELE 507-281-6160
FAX 507-281-6165

M E M O R A N D U M

DATE: December 29, 2003

TO: Jennifer Garness
Planning

RE: Stonehedge Townhomes Third
CIC 242

The Park and Recreation Department recommends that dedication requirements be met via: Deferred parkland dedication for this plat has been met via the July 15, 2002 approval of Stonehedge Townhomes CIC 202.

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ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 12/29/03

The Department of Public Works has reviewed the application for Final Plat #03-41 for Stonehedge Townhomes Third CIC#242 (a replat of Outlot 'A', Stonehedge Townhomes CIC#202). The following are Public Works comments on this request:

1. A Development Agreement has been executed for this Property. Execution of an amendment to the Development Agreement is required prior to recording the Final Plat. Said amendment will address the Owner's obligations regarding a second access for this development.
2. A Storm Water Management Fee will apply for the benefit of participation in the City's Storm Water Management Plan, for any areas of this proposed development that do not drain to an existing privately constructed permanent detention facility, built to serve this property.
3. Pedestrian facilities (concrete sidewalk) is required concurrent with development, along the entire frontage of Stonehedge Dr NE.
4. A City-Owner Contract has been executed for the public utilities required for this CIC development.

Development charges and fees applicable to the development of this property are addressed in the Development Agreement and City-Owner Contract with the exception of:

- ❖ Traffic Signs as determined by the City Engineer.
- ❖ TID Charges for 35th St NE & 16th Ave NE – To Be Determined in the Amended Development Agreement

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The hand to reach for...
DAVID A. KAPLER
Fire Chief

DATE: December 20, 2003

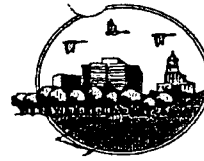
TO: Jennifer Garness, Planning

FROM: R. Vance Swisher, Fire Protection Specialist

SUBJ: Final Plat #03-41 to be known as Stonehenge Townhomes Third CIC #242 by Sherm Stoflet.

With regard to the above noted project plan, the fire department has the following requirements:

1. An adequate water supply shall be provided for fire protection including hydrants properly located and installed in accordance with the specifications of the Water Division. Hydrants shall be in place prior to commencing building construction.
 2. Streets and roadways shall be as provided in accordance with the Minnesota State Fire Code, City of Rochester Fire Code, RCO 31 and the Zoning Ordinance and Land Development Manual. Emergency vehicle access roadways shall be serviceable prior to and during building construction.
 - a) Streets less than 32feet in width shall be posted "No Parking" on one side of the street. Streets less than 26 feet in width shall be posed "No Parking" on both sides of the street.
 - b) Cul-de-sacs less than 96 feet in diameter shall be posted "No Parking".
 3. All street, directional and fire lane signs must be in place prior to occupancy of any buildings.
 4. All buildings are required to display the proper street address number on the building front, which is plainly visible and legible from the street fronting the property. Number size must be a minimum 4" high on contrasting background when located on the building and 3" high if located on a rural mail box at the public road fronting the property. Reflective numbers are recommended.
- c: Donn Richardson, RPU, Water Division
Mark Baker, Rochester Public Works
Yaggy Colby Associates

COUNTY OF
Olmsted

Rochester-Olmsted Planning Department
GIS/Addressing Division
2122 Campus Drive SE
Rochester, MN 55904-4744
Phone: (507) 285-8232
Fax: (507) 287-2275

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FINAL PLAT REFERRAL RESPONSE**DATE:** December 30, 2003**TO:** Jennifer Garness

FROM: Randy Growden
GIS/Addressing Staff
Rochester-Olmsted County
Planning Department

CC: Pam Hameister, Wendy Von Wald; Peter Oetliker

RE: **STONEHEDGE TOWNHOMES THIRD
COMMON INTEREST COMMUNITY #242**

UPON REVIEW OF THIS PLAT THE FOLLOWING FEES ARE REQUIRED TO BE PAID BEFORE THE PLAT IS RECORDED. THIS APPLIES TO ALL PLATS RECORDED ON OR AFTER JANUARY 1, 2004.

E911 ADDRESSING FEE: \$1840.00 (46 LOTS/ADDRESSES)

GIS IMPACT FEE: \$770.00 (47 LOTS/OUTLOTS)

Notes: 1. Additional E911 Addressing fees may be required upon Site Plan review.
2. Final Plats must be legally recorded before request for address Applications are submitted to E911 Addressing Staff-Rochester/Olmsted County Planning Dept.

A review of the **final plat** has turned up the following **ADDRESS** or **ROADWAY** related issues:

1. Upon review of Stonehedge Townhomes Third Common Interest Community #242 the GIS / Addressing staff has found no issues to bring forth at this time.

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